

BEARS CROSSING COMMUNITY VISITORS GUIDE



Welcome to Bears Crossing, one of West Dover's foremost residential communities. Bears Crossing comprises 127 condo and single family home residences, offering an array of amenities and ski home access from Mount Snow when trail conditions allow. Mainly a mountainside retreat for second home owners, Bears Crossing is a vibrant four seasons community that often welcomes visitors who wish to explore the best of the Deerfield Valley.

Here's what you need to know about life in Bears Crossing during your stay!



PARKING , SPEED LIMITS & SNOW TIRES

The community speed limit is 20mph. Please drive carefully and watch for pedestrians, especially after dark and during inclement weather. Do not pass the MOOver shuttle on Bears Den Road; follow school bus protocols for pedestrian safety. Each condo is allowed two parking spots in front of the unit's building, but not necessarily in front of the unit. Additional cars must park in [overflow parking](#). Single family homes have driveway parking. Yard and street parking are not permitted. All overnight guest vehicles must be [registered](#) with the community. During ski season, monitor the local forecast and prepare for snowy conditions. Plows make roads passable, but vehicles may require snow tires and all-wheel drive to negotiate roads. If your car becomes stranded, please call AAA or a local towing company.



FIREPLACE SAFETY & ASH DISPOSAL

Fireplaces were not designed to be used as a primary heating source. A fire could result if fireplaces are used improperly. Firewood may not be taken off site or removed from other properties. When cleaning out the fireplace, ashes must be placed in a non-burnable container. Please bring them to the [compactor area at Polar Bear North](#), and discard them in the red metal can marked "ASH." Never leave ashes on porches or put them in the trash or trash compactor. Ashes can burn for several days after you think the fire is out.



TRASH, RECYCLING & COMPOSTING

The trash compactor, recycling bin, and food scrap composter are located on [Polar Bear North](#). Use the trash compactor for household garbage only. Plastic bags are not recyclable and must not be put in the recycling bin. Please collapse cardboard boxes for recycling. State law bans disposal of food scraps in the trash or landfills. Find composting instructions in our [What to Compost signage](#) and [Trash Guide](#). Never leave trash outside the dumpster and ensure the compactor is secured after use to protect the bears and other wildlife that frequent our woodland community.

Amenities

- **Clubhouse & Fitness Equipment:** 8am to 8pm weekends and holidays. No unaccompanied minors; 16+ to use exercise machines.
- **Clubhouse Patio, Fire Pit & Gas Grills:** Close at 10pm; Please follow posted instructions and clean up after use.
- **Heated Pool:** 10am to 8pm during the summer. No lifeguard on duty; No unaccompanied minors, inflatables, or alcoholic beverages.
- **MOOver Shuttle To/From Mount Snow:** 7am to 5pm weekends and holidays during ski season. Details at www.moover.com.
- **Ski Home Trail via Fool's Gold (Carinthia):** Open during the winter, conditions permitting. If the trail is closed, avoid taking it for your safety. Use the trail at your own risk. The Ski Home Trail is on private property. It is periodically groomed when conditions allow, but is not patrolled by Mount Snow staff.

OCCUPANCY, NOISE & QUIET HOURS



Visitors must comply with HOA occupancy limits. The owner of the rental property can advise you on how many people are permitted by the HOA to stay at their property.

Guests who exceed occupancy limits may be subject to fines. Noise that disturbs occupants of other properties is not permitted at any time of day. Hot tubs may not be used after 10pm. Per state and local laws, fireworks are not allowed, and quiet hours are between sunset and sunrise.

During this time, music, television, and noise from gatherings must be minimized. Unaccompanied minors are not permitted at the pool, tennis court, or clubhouse. If you are disturbed by a neighbor, contact the owner of the unit where you are staying, or call the West Dover Police Department at 802-464-2020 for immediate assistance.

PET POLICIES



Short-term renters are not permitted to bring pets to Bears Crossing. Long-term renters — those staying more than 30 days — may request HOA permission to bring a pet in advance of their arrival. It is the rental unit owner's responsibility to submit required paperwork on the long-term renter's behalf. Dogs must be leashed at all times outdoors. Frequent or incessant barking, howling, or crying, or aggressive behavior toward people or other pets, will not be tolerated. Owners must clean up after their dogs, including in yards, common areas, wooded paths, roads, and on the Ski Home Trail. For your convenience, pet waste bag dispensers are posted on woodsheds on [Brumms Way](#), [Cub Ridge Lane](#), and in the trash area at [Polar Bear North](#). Violations of Bears Crossing's pet rules will result in fines.

PROPERTY DAMAGE & RULES VIOLATIONS



Bears Crossing's Homeowners Association may fine any owner if they (or their guests) violate community rules and/or damage community property. To avoid surprises, please ask the owner of the unit where you are staying about their policies and procedures for fines incurred as a result of rules violations or communal property damage made by visitors during their stay.

Contacts

- **Problems, Questions, Noise Complaints, Firewood & Maintenance:** Contact the owner of the unit where you are staying or the owner's rental manager (if applicable).
- **Emergency, Fire & Police:** Call 911.
- **Non-Emergency:** Call West Dover Police Department at 802-464-2020.
- **Area Hospitals/Medical Care:** [Mountain Medical at Mount Snow](#) (802-464-9300), [Bennington](#) (802-442-6361), [Brattleboro](#) (802-257-0341).
- **Mount Snow Ski Patrol:** Call 802-464-4005 during Mount Snow hours of operation only.
- **Mount Snow Hours of Operation and Inquiries:** Call 800-245-7669 or visit www.mountsnow.com.